

Primary #

HR #

Trinomial

NRHP Status Code SD2

## PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\* Resource Name or #: 2441 Pamo Avenue, APN 539-043-03

P1. Other Identifier:

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2441 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-043-03; Legal Description: L3 BC TR1402/; Thomas Bros. Map

Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Craftsman Bungalow style with Colonial Revival elements. The house is one story with a medium-pitch hipped roof and projecting hipped porch supported by square posts. The exterior wall material is clapboard. The entryway is centralized with a wooden door and multi-paned vertical sidelights. The windows are six over one fixed panes flanked by one-over-one double hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,441 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,800 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002928.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923 Mid-City Survey Est.

1923 Covington, Donald

\* P7. Owner and Address:

Weiks Thomas F & Judith/Jt

2441 Pamo Ave

San Diego CA 92104-5422

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2441 Pamo Avenue, APN 539-043-03

B1. Historic Name: The Lela and Alma Marks House

B2. Common Name

B3. Original Use:

B4. Present Use: (SFR)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction. Additional history information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Orva G. Dobbs

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1923

Property Type

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

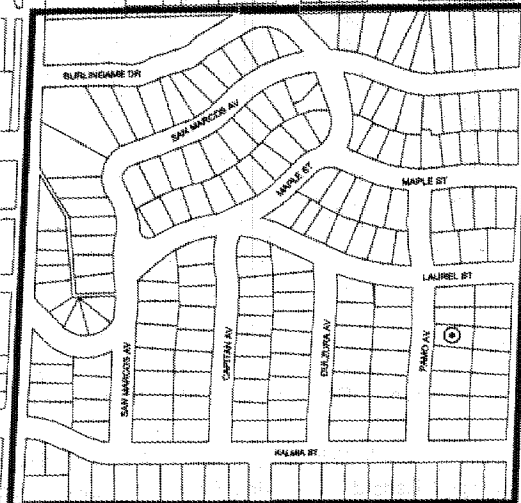
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2450 Pamo Avenue, APN 539-042-13

P1. Other Identifier: \_\_\_\_\_

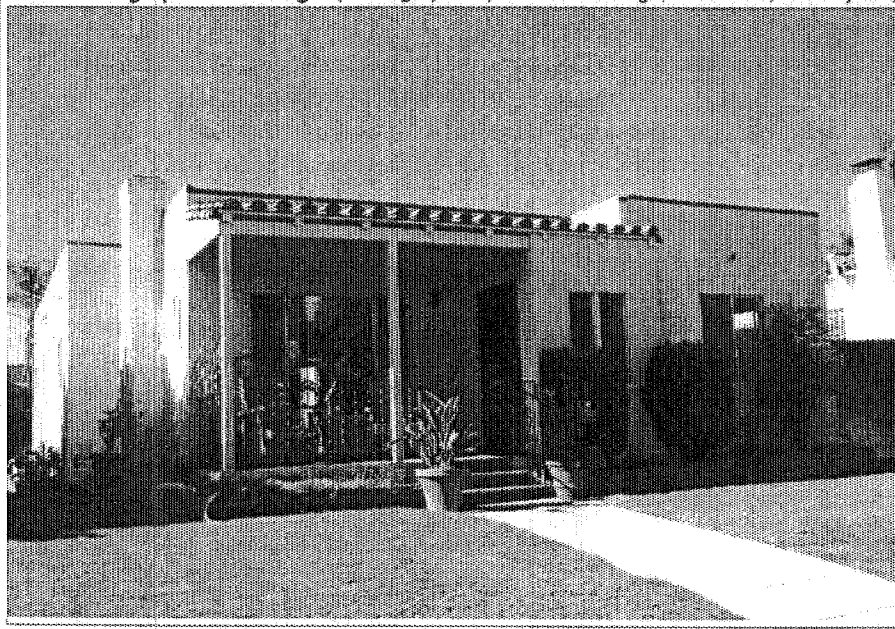
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2450 Palmo Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-042-13

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built circa 1920's in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet walls, tapered side chimney, and a projecting clay tiled shed roof over the porch. The exterior wall material is stucco. Two 4"X4" wood posts support the porch and wrought iron railing. The porch window has a large fixed central pane flanked by two narrow panes covered by wrought iron security bars. The main entry is side-facing and is protected by a wrought iron security gate. The window in the right bay has been replaced with aluminum sliding windows. The house is located in the community of Burlingame. It is in good condition.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002923.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

\* P7. Owner and Address:

Shim, Catherine A Tr

2496 E St

San Diego CA 92102

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2450 Pamo Avenue, APN 539-042-13

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

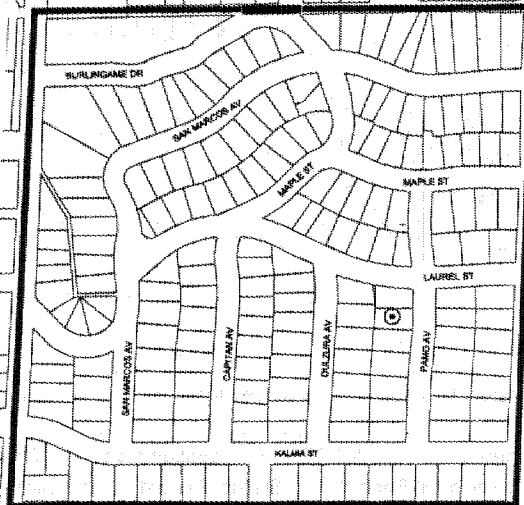
B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2455 Pamo Avenue, APN 539-043-02

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2455 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-043-02; Legal Description: L2 BC TR1402/; Thomas Bros. Map

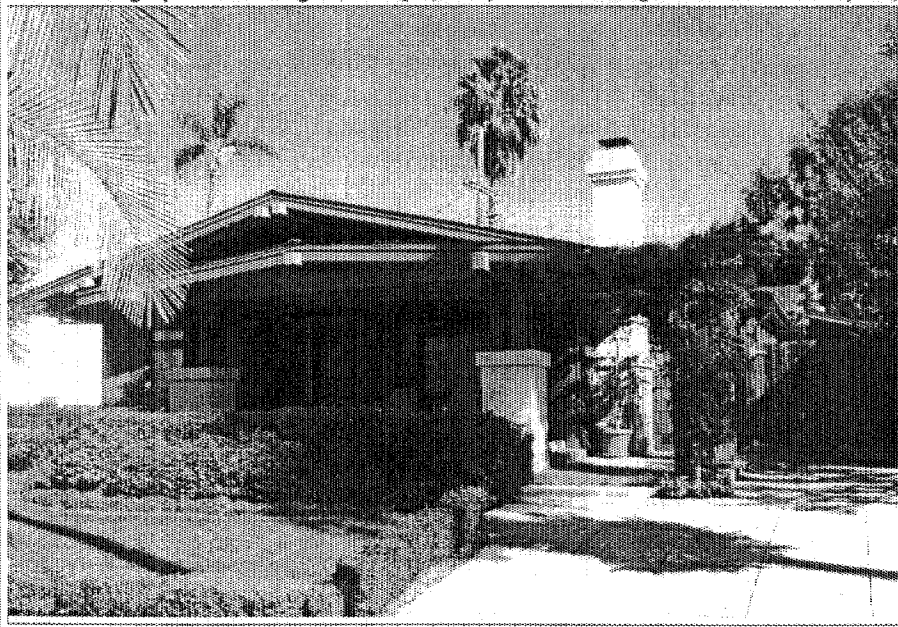
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1913 in the Craftsman Bungalow style. The house is one story and has a low-pitch gable roof, exposed rafters, and horizontal vents. The porch is covered by an extremely low-pitch intersecting gable that is supported by quadruple 4"x4" posts on square piers. The exterior wall material is shingle, which appears to be new, but consistent with the design. The entry door is wood with a central pane. The windows are horizontal transoms over fixed single glazed pane flanked by casement single pane windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,885 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 5,200 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002924.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1921 Mid-City Survey Est.

1913 Covington, Donald

\* P7. Owner and Address:

Lees William R & Granowitz Vicki

2455 Pamo Ave

San Diego CA 92104-5422

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2455 Pamo Avenue, APN 539-043-02

B1. Historic Name: The Fred Peyton and Maria Peyton House

B2. Common Name

B3. Original Use:

B4. Present Use: (SFR)

\* B5. Architectural Style: Craftsman Bungalow

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1921 was the date of construction estimated from the field survey. Owner information indicates that the date of construction is 1913. Additional history information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: William Hawkins

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1913

Property Type

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

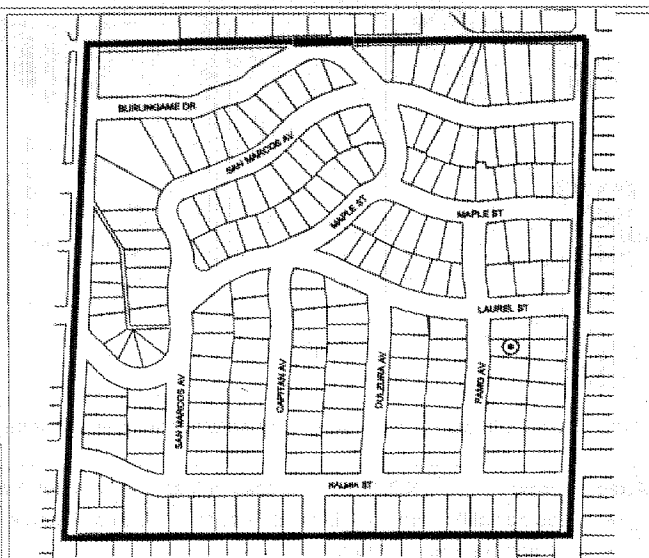
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, JS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2463 Pamo Avenue, APN 539-043-01

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T. \_\_\_\_\_; R. \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec. \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2463 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-043-01; Legal Description: L1 BC TR1402/; Thomas Bros. Map

Reference: 60-F5

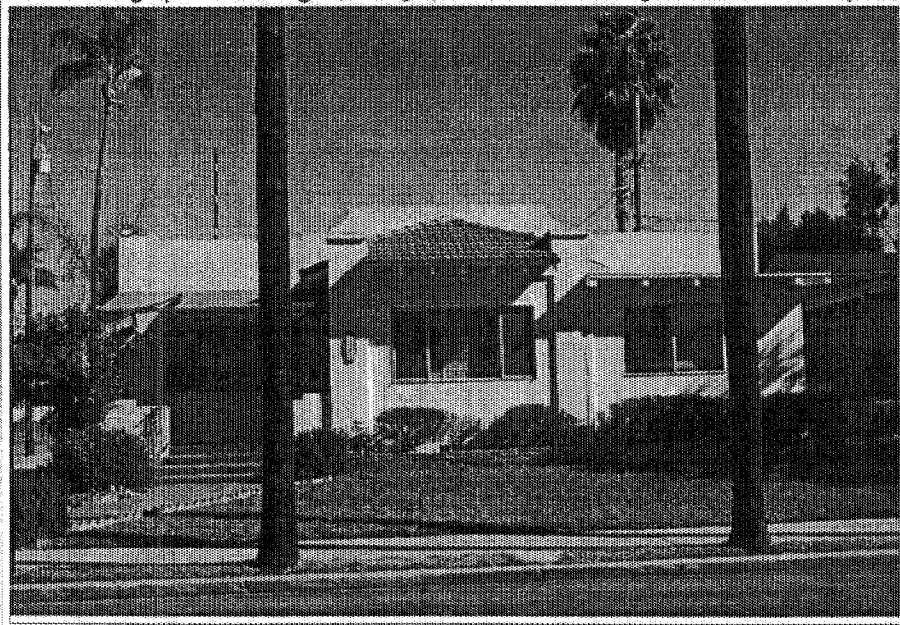
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1933 in the Spanish Colonial Revival style. The house is one story with a flat roof and curvilinear parapet wall. The exterior wall material is stucco. The house has three bays and is symmetrical with a centralized focal point. The central bay area is surrounded by pilasters with a central down point segmental arch. The cantilevered roof is red tile and appears to be an early addition. The house has undergone window modifications. An infill addition is on the right and it is inconsistent with the style. Original ornamentation has been removed. On the left a garden wall surrounds the porch. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,187 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,700 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002921.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923 Mid-City Survey Est.

1933 TRW Data Assessor

\* P7. Owner and Address:

Fleming Elizabeth

3531 Columbia St

San Diego CA 92103

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2463 Pamo Avenue, APN 539-043-01

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use: (SFR)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]33 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type \_\_\_\_\_

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

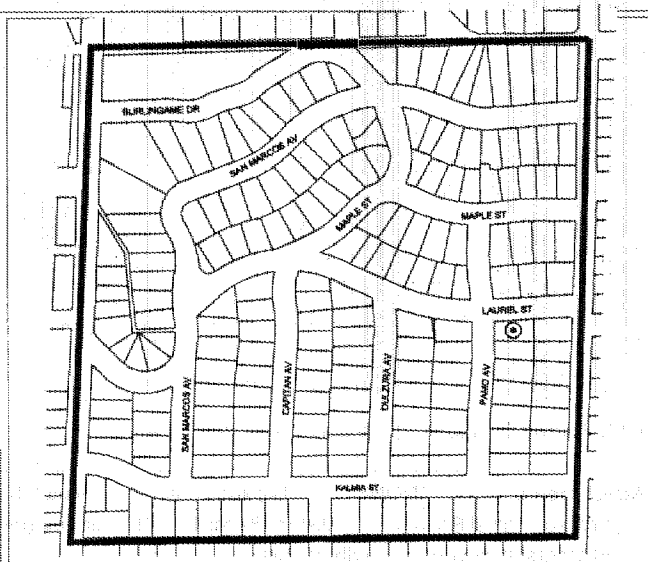
Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2414 San Marcos Avenue, APN 539-031-06

P1. Other Identifier: \_\_\_\_\_

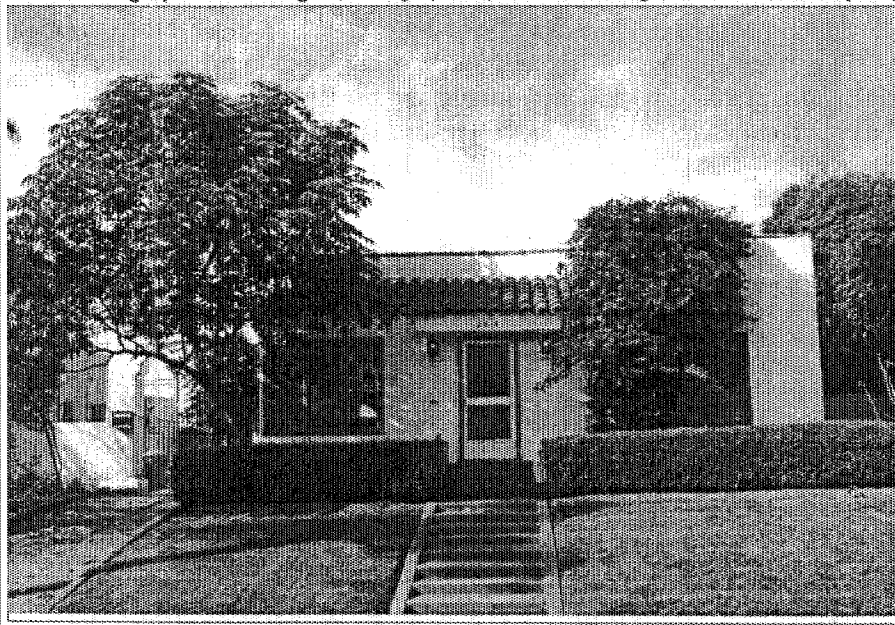
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 2414 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-031-06; Legal Description: L7 BG TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1945 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet wall, and a 3/4 projecting shed roof across the front of the house. The exterior wall material is stucco. The porch projects out two feet from the shed roof and is supported by thick stucco brackets. The porch area also features wrought iron light fixtures, a central door and triple casement windows. One set of windows have been replaced with Jalousie. The driveway, which appears to be original, arches up and goes through an attached porte cochere that leads to a detached single car garage. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,398 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,200 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2, Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002956.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1945 TRW Data Assessor

\* P7. Owner and Address:

Garvey Jeffrev & Wild Martha A/J

2414 San Marcos Ave

San Diego CA 92104-5030

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2414 San Marcos Avenue, APN 539-031-06

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]45 was the date of construction, with effective improvements dating from [19]47.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: -- Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)

